

Correspondence Between
Staff and Applicant
Approval Letter



Planning and Development Services Division

7447 East Indian School Road
Scottsdale, Arizona 85251

Date: 06/19/18
Contact Name: MICHELLE HARMON
Firm Name: BERRY RIDDEL
Address: 6750 E. CAMELBACK RD
City, State, Zip: SCOTTSDALE, AZ 85251

RE: Application Accepted for Review.

391 - PA - 2018

Dear MICHELLE HARMON:

It has been determined that your Development Application for MUSEUM SQUARE has been accepted for review.

Upon completion of the Staff's review of the application material, I will inform you in writing or electronically either: 1) the steps necessary to submit additional information or corrections; 2) the date that your Development Application will be scheduled for a public hearing or, 3) City Staff will issue a written or electronic determination pertaining to this application. If you have any questions, or need further assistance please contact me.

Sincerely,

Name: BYRAN CLUFF
Title: SR. PLANNER
Phone Number: (480) 312-2258
Email Address: bcluff @ScottsdaleAZ.gov

Berry, Melissa

From: Projectinput
Sent: Wednesday, May 16, 2018 8:03 AM
To: Projectinput
Subject: Online Pre-Application Submitted (391-PA-2018)



Pre-Application Number: **391-PA-2018**

Project Name: **Museum Square**

Location: **E 2ND ST / N MARSHALL WY**

Contact Name: **Michele Hammond**

Contact Phone: **(480) 385-2753**

Contact Email: **mh@berryriddell.com**




© 2018 City of Scottsdale. All Rights Reserved.



Current Planning Department
7447 E. Indian School Rd.
Scottsdale, AZ 85251

Development Review Board Meeting Memorandum

Item No. 7 (13-ZN-2018)
Topic: Addition to Attachment #2
Meeting Date: September 20, 2018
From: Bryan Cluff, Senior Planner 
Through: Steve Venker, Development Review Board Liaison 

Attached to this memo you will find the legislative draft of amended development standards for Museum Square. This document is part of the Museum Square Development Plan and should have been included in Attachment 2 of the staff report. The requirements of these development standards are reflected in the "Master Plan" portion of the Development Plan and should be included in the action when forwarding your recommendation to the Planning Commission and City Council.

Thank you.

Development Plan – Property Development Standards

Planned Block Development**Land Uses.**

The applicable use regulations of the Planned Block Development district shall apply.

Property Development Standards.

A. The property development standards of the PBD Overlay District shall control over the property development standards of the Downtown District.

B. Maximums for building height, GFAR and density, with bonuses, are shown on Table B.

Table B. Density, Gross Floor Area Ratio (GFAR), and Building Height Maximums			
Sub-district and Development Type	Building Height Maximum ^{(1) (2)}	GFAR Maximum	Density Maximum (per acre of gross lot area)
Downtown Multiple Use - Type 3	150 feet	1.4	50 dwelling units
Note: 1. Includes rooftop appurtenances except for additional 6 feet for architectural spire element. 2. Includes 66' of bonus height.			

C. Private outdoor living spaces.

1. All dwelling units shall include private outdoor living space located beside the dwelling unit.
2. Each private outdoor living space shall be at least six (6) feet deep and sixty (60) square feet in area.

D. Setbacks.

1. The minimum setback from public streets (except alleys) is shown in Table D. The setback is measured from the back of curb.

Table D. Minimum Setback for Buildings Adjacent to Public Streets, except alleys	
Street	Minimum Building Setback
N. Goldwater Boulevard	30 feet
E. Second Street & N. Marshall Way	20 feet
Alleyways & Driveways	0 feet

E. Stepbacks.

1. Property in the Type 3 Area: The stepback plane shall incline at a ratio of 2:1, beginning forty-five (45) feet above the minimum setback from the public street (except alleys), except as identified below where no stepback shall be required.

Exceptions:

- a. Hotel building along E. Second Street above 58 feet.
- b. Residential building 1 along N. Second Street above 56 feet.
- c. Residential building 3 along N. Marshall Way above 67 feet.
- d. Residential building 3 along N. Goldwater Boulevard above 56 feet.

F. Building location.

1. Building locations are conceptually shown on the development plan.

G. Exceptions to setback and stepback standards.

1. Certain exceptions to setback and stepback standards are allowed if the Development Review Board finds the exceptions conform to:
 - a. The Downtown Plan and Downtown Plan Urban Design & Architectural Guidelines; and
 - b. The sight distance requirements of the Design Standards and Policy Manual.
2. Subject to design approval by the Development Review Board, the following exceptions to setback and stepback standards are allowed:
 - a. A maximum of fifteen (15) feet for cornices, eaves, parapets, architectural elements and fireplaces.
 - b. A maximum of twenty (20) feet for canopies and other covers over sidewalks, balconies and terraces.

- c. Balcony walls and railings with a maximum inside height of forty-five (45) inches.
 - d. Uncovered balconies, uncovered terraces and patios at and below grade.
 - e. Covered sidewalks and uncovered terraces directly above a sidewalk.
- 3. Subject to design approval by the Development Review Board, in a Type 3 Area, a maximum fifteen (15) feet exception to setback standards above the first floor (not specified in F.2. above), is allowed for projections that:
 - a. Are less than fifty (50) percent of the length of the segment of the building façade where the projections occur; and
 - b. Are less than thirty-three (33) percent of the surface area of the segment of the building façade where the projections occur.
 - 4. Subject to design approval by the Development Review Board, an exception to the setback standard is allowed for stairwells and elevator shafts.

H. Shaded sidewalks.

- 1. The property owner shall provide shaded sidewalks that conform to the Downtown Plan Urban Design & Architectural Guidelines, subject to Development Review Board approval.

I. Signs.

- 1. The provisions of Article VIII, shall apply.

J. Off-street parking.

- 1. The provisions of Article IX. shall apply.
- 2. The underground portion of the of a parking structure may be built to the property line.

M. Landscaping.

- 1. The provisions of Article X. shall apply.